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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(H2)

DRAFT VARIATION TO CHANGE OF LAND USE FROM INDUSTRIAL USE TO RESIDENTIAL USE IN R.S.NO.177/2B(P), RAJAMAHENDRAVARAM ROAD, PEDDAPURAM MUNICIPALITY TO AN EXTENT OF 5058.75 SQ.MTS AS APPLIED BY SRI VINOD KUMAR AGARWAL

[Memo No.20021/14/H2/2018, Municipal Administration & Urban Development (H2) Department, 23rd July, 2018]

NOTIFICATION

The following draft variation to the Peddapuram General Town Planning Scheme, the Master Plan sanctioned in G.O.No.284, MA., dated:23.05.2003 and proposed in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect there-to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

DRAFT VARIATION

The site in Sy.No.177/2B(P) of Peddapuram to an extent of 5058.75 Sq.mts. of Peddapuram Town and the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial use in the General Town Planning Scheme (Master plan) of Peddapuram sanctioned in G.O.No.284, MA., Dated:23.05.2003 is now proposed to be designated for Residential use by variation of change of land use based on the Council Resolution No.2012, dated:30.06.2017 and marked as "A, B, C, D, E, F" in the revised part proposed land use map G.T.P.No.5/2018/GUDA available in the Municipal Office, Peddapuram town, **subject to the following conditions that;**

1. The applicant shall provide 40'-0'' service road.
2. The applicant shall handover the site affected in proposed master plan road widening at free of cost through registered gift deed.
3. The applicant shall provide necessary buffer on southern boundary of site as per rules in force.
4. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 100'-0'' wide Rajamahendravaram Road : 164'-6''

East : Site belongs to Sri R.S.V.K. Varun : 269'-0''

South : Bangaramma Temple Manyam : 110'-0''

West : Proposed 40'-0'' wide service road : 261'-6''

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT